

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROCLAIMER OF MINOR MODIFICATION OF THE  
CHARLESTOWN URBAN RENEWAL PLAN PARCEL R-45  
PROJECT NO. MASS. R-55

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, was adopted on March 25, 1965 and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1201 of the said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified by the Boston Redevelopment Authority; and

WHEREAS, under the Charlestown Urban Renewal Plan the permitted use for Parcel R-45 is residential:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the permitted use for Parcel R-45 as designated on Page 24 of the Charlestown Urban Renewal Plan as revised be amended by inserting the word commercial in place of the word residential.
2. That the proposed modification is found to be minor and does not substantially or materially alter or change the Plan.
3. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
4. That the Director be and hereby is authorized to proclaim by Certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970 (on a Proclaimer Certificate in substantially the form as attached to this Resolution).

MEMORANDUM

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TO: BOSTON REDEVELOPMENT AUTHORITY 2443

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55  
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN  
TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCEL R-45

The Charlestown Urban Renewal Plan calls for Parcel R-45 to be among those used for residential development. For some years this parcel has been the site of a gasoline station. Under the Plan this gasoline station would be acquired and residential units would be constructed in its place. This site is located at the corner of Rutherford Avenue and Harvard Street in the area of City Square, Charlestown, and contains approximately 14,000 square feet.

Rutherford Avenue is being relocated under the Urban Renewal Plan, a result of which will be an increase in the traffic flow at the area of this parcel. At this time there is only one other gasoline station in Charlestown and it is located on the opposite side of town. The increased traffic flow on Rutherford Avenue coupled with the new Federal Noise Abatement Guidelines limits the appropriateness of Parcel R-45 for the originally proposed residential use.

The Shell Oil Company is presently leasing a portion of Parcel R-45 for its existing gasoline station. The Company has proposed to tear down the existing gasoline station structure and erect a new one. As a basis of this proposal, Shell will acquire with their own funds the adjacent land which was to be acquired by the Authority and designated as Parcel R-45A. Shell will acquire that portion of the parcel designated as R-45B from the Authority. Shell will thus acquire the entire Parcel R-45 which is of an appropriate size to enable the development of a modern gasoline station with sufficient landscaping to result in an aesthetically site. Thus the Authority will be able to exercise its design control over the entire development.

In the opinion of the General Counsel, the proposed amendment as to land use is a minor change and does not substantially or materially alter or change the basic Urban Renewal Plan.

It is therefore recommended that the Authority adopt the attached Resolutions amending the Charlestown Urban Renewal Plan to allow the development of Parcel R-45 for commercial use in lieu of the residential use as delineated in the Urban Renewal Plan and tentatively designate Shell Oil Company as Redeveloper of Parcel R-45.

Appropriate Resolutions are attached.

Attachments